

NOV. 23 1983

DADE HERITAGE TRUST, INC.
Board of Trustees
Minutes of the November 14, 1983 Meeting

A regular meeting of the Board of Trustees of Dade Heritage Trust, Inc. was called to order at 8:00 p.m. at the Chateaubleau Inn, 1111 Ponce de Leon Boulevard, Coral Gables. Trustees present were:

Donald Slesnick II, President
Becky Matkov, First Vice President
John Clark, Second Vice President
Marty Stofik, Secretary
Les Beilinson
Liz Bishop
Tim Blake
Beth Ann Clark
Bill Gamble
Ric Hoffman
Jim Levis
Michael Maxwell
Maggie Wood

Also present were Board of Advisors member Sallye Jude, Executive Director Paul Thompson, Ivan Rodriguez of the Metro-Dade Historic Preservation Division, Jeannie McGuire and Diane Thilmont of the Archaeological Society of South Florida, and George Corrigan, President of the Bank of Coral Gables.

The Trustees were in receipt of copies of a letter from Mr. Slesnick to Mr. Roy B. Gonas concerning DHT's position on alterations to the property at 404 and 408 Viscaya, Coral Gables. (Exhibit "A" attached.)

Mr. Slesnick thanked Mr. Rodriguez for meeting informally with the Trustees to discuss the status of historic sites considered by the Metro-Dade Historic Preservation Board.

PRESIDENT'S REPORT

NTHP Conference: Mr. Slesnick commended DHT and Dade County preservationists for the enthusiasm they displayed in attending the National Trust for Historic Preservation Conference in San Antonio, October 26-30.



On a suggestion by Ms. Jude, Mr. Slesnick will appoint a committee to explore the possibility of DHT hosting the 1989 or 1990 NTHP Conference in Miami, and will ask Carl Weinhardt, Director of Vizcaya, to chair the committee.

Historic Preservation Center
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Membership Meeting: Mr. Slesnick thanked Leslie Rivera for arranging for the speaker for the November 3 General Meeting, and thanked Debbie Turner for arranging the refreshments. Approximately sixty DHT members attended the meeting, held at the Metropolitan Museum Casino.

Holiday Trees at Vizcaya: Ms. Clark volunteered to head the committee to decorate a holiday tree at Vizcaya on behalf of DHT.

Antique Show: Mr. Slesnick announced that the final documents transferring the January dates reserved for the Coconut Grove Exhibition Center by DHT to D.S. Clarke Antique Shows, Inc. will be signed in the next few days, at which time the check now in DHT's attorney's trust account will be turned over to DHT.

A motion was made by Mr. Maxwell, seconded by Ms. Wood to commend attorney Charles Johnson for his efforts on settling the antique show contract dispute. A letter will be sent to Mr. Johnson by Mr. Slesnick reflecting the Board's unanimous vote approving the motion.

Mr. Slesnick said that the City of Miami does not now intend to return the \$1,000 deposit for a second set of dates reserved for a DHT Antique Show in January, but that efforts still are being made to release those funds. He cautioned Trustees and members to obtain the support of the Board before committing their personal funds to a project or contract.

Metro vs. Miami Beach: Miami Beach has filed a request for dismissal which will be heard on November 23. Mr. Blake reported that Mr. Parks has not yet filed a petition to include DHT as a plaintiff intervenor in the lawsuit.

Mr. Slesnick will be sending a letter to Board members reaffirming the pledges made to raise \$1,000 for DHT by the end of the year. He also announced his intention to write to the Board of Advisors explaining what is expected of them as far as emotional, physical and financial support.

Mr. Slesnick announced that he would appoint the Executive Committee to act as the nominating committee for the 1984 election of officers and directors. He will ask them to fully explain to nominees the obligations of a Trustee.

December Activities: Ms. Jude announced that a party for DHT members and their guests would be held December 14 at her home. All attending will be expected to make a donation of time or money to DHT valued at no less than \$25. A list of specific "gifts" to which people may contribute will be available at the party.

Ms. Jude also announced that hot dogs and soft drinks will be sold to benefit DHT on December 8 at Jackson Memorial Hospital. She asked anyone interested in contributing baked goods or helping work at the booth with cooking and serving to contact her.

A house sale benefiting DHT will be held December 10 at Warner Place. Sharon Chabot has volunteered to coordinate the sale and pick up items people wish to donate. Ms. Jude also asked persons interested in donating baked goods or working during the sale to contact her.

Secretary of State George Firestone has notified Mr. Slesnick of his appointment to the State Advisory Board for Historic Preservation. Mr. Slesnick was given a four-year term along with FTHP President Roy Hunt and FTHP Past-President Joan Jennewein.

TREASURER'S REPORT

Mr. Thompson reported the following balances as of November 14, 1983.

Four operating accounts	\$ 3,999.96
Merrill Lynch	9,680.00
Check in hand from City of Miami for Jackson library	5,000.00
Signed contracts for Jackson renovation funds	11,500.00
	<u>30,179.96</u>
Check in Trust Account-Antique Show	12,599.00
Less restricted monies	(25,320.00)
	17,458.96
Major liabilities	25,600.00
Total	(8,150.00)

Mr. Thompson noted that these totals do not include money from the Revolving Fund for administrative costs for the two major grants, or the projected 1984 Antique Show payment which should be received in late January.

Mr. Slesnick said that DHT is prepared to hire a part-time secretary for a 5-day, 20-hour week at \$5.00 an hour on a contract basis.

Mr. Thompson noted that the Knight Foundation will be acting on DHT's grant application for \$10,000 in operating funds in December. Mr. Slesnick asked Trustees acquainted with members of that Board of Directors to contact them. A grant request to Wometco has been rejected.

Mr. Blake noted that \$50,000 in the State's charity parimutual fund will be distributed to preservation projects within 50 miles of the South Florida parimutuel facilities and that DHT will be applying for grants from that fund.

HISTORIC SITES

FEC RR Building: Mr. Clark referred to the article in the November/December DHT News (Exhibit "B" attached). He still is in communication with FEC officials and hopes to meet with them to ask them to be a Partner in Preservation.

Commodore Club: The city commission has approved on first reading a variance allowing highest possible density for the property on the condition that all parties involved attempt to reach a compromise. The attorney representing the condominiums has endorsed a proposal to rezone the two adjacent parcels on the north for high density development, leaving the Commodore Club as a buffer zone with limited development on the back of the property and rehabilitating the historic structure.

1st Presbyterian Church: Mr. Clark has approached the Church offering the assistance of DHT to preserve the Flagler Chapel if the property is sold for development.

Deering Estate: DHT and the Historical Association of Southern Florida have written letters in support of the Nature Conservancy's purchase of the property to be presented at a meeting in Tallahassee to decide the issue.

Brown House: Mr. Thompson reported no significant progress in the status. Mr. Slesnick appointed Mr. Maxwell to take over the duties of handling the project for DHT to allow Mr. Thompson time for other projects.

Jackson Office: Work on the restoration using the funds from the city and state grants will begin before January 1.

Miami Beach Homes: Mr. Beilinson reported that a group of property owners between 77th and 79th Street on Ocean Drive have requested their properties be designated historic to prevent the City of Miami Beach from acquiring their property to expand the North Shore Park. He said the 11 homes are the last remaining homes on the ocean from the 1920s and '30s. The Save Our Coast program has indicated an interest in purchasing the property for the City. The City's staff has recommended against designation because the Master Plan indicated the property be used for parks/recreation. Seven or eight parcels are owned by one individual who wishes to develop the property with highrise condominiums. Mr. Beilinson said the homes do have historic architectural value and one is purported to have been used by the Kennedy family as a winter home for a short period. The city has offered to give the owners a life estate on the property and to save the most significant homes for use as part of the park.

A motion was made by Mr. Blake, seconded by Mr. Levis to have Mr. Beilinson prepare a position paper on the proposal. The motion carried unanimously.

Sears Building: The item will be heard by the City Commission on November 18. A local company is in conversation with Sears regarding the purchase of the property for rehabilitation of the existing structure. Another interested party is dealing with Sears directly without local participation.

REVOLVING FUND

Mr. Blake reported that the Revolving Fund has signed contracts with the County for \$170,000 and \$123,000 for the Opa-Locka Train Station and Anderson's Corner. The money will not be paid to the Fund until after the work is done and a loan will be sought to provide working capital to begin restoration.

He also reported on negotiations with the owner of a property on Bayshore Drive in Coconut Grove which was discussed at the October 18 meeting. The present proposal would be to borrow \$800,000 from the developer to purchase the property, lease the property to the developer for 15 years with the first year's payment equal to the loan, DHT would supervise construction of a low-density development on the unbuilt

portion of the property and rehabilitation of the historic structure. The developer would be given first option to purchase the property after the tax benefit period. The property owner's attorney would be invited to become a member of the Board of Trustees of the Revolving Fund to supervise her interests in the property. A meeting of the Revolving Fund Board will be held within three weeks to further pursue the proposal.

Mr. Blake noted that an Open House at Warner Place would be held Thursday, November 17, from 4-7 PM.

HISTORIC PRESERVATION WEEK

Mr. Maxwell reported that an organizational meeting would be held in January to plan activities for Historic Preservation Month. He briefly outlined the general schedule of activities from April 14 thru May 13. He noted that an effort would be made to involve more groups than last year with DHT serving only as coordinator. Ms. Jude said discussions were being held regarding a social event to be held during Historic Preservation Month.

ARCHITECTURAL ARTIFACTS COMMITTEE

Mr. Gamble reported that information is being gathered on how other area organizations handle their acquisitions/deaccession policy. A meeting of the committee is scheduled for Thursday, November 17 at 5:30 PM.

PUBLICATIONS

Ms. Matkov acknowledged the new format for the DHT News and announced that the next issue of PRESERVATION TODAY is being planned for late January/early February publication. She reiterated a need for assistance in selling advertising for the magazine.

Mr. Thompson discussed the need for technical publications and suggested attempting to find an underwriter to support such a project.

OLD BUSINESS

Mr. Slesnick announced that he was accepting the resignation of Richard Miller from the Board of Trustees. Mr. Miller has accepted a new position which will require him to be away from the Miami area. Mr. Slesnick asked for nominations for replacements to fill out Mr. Miller's term which expires in April.

Mr. Slesnick announced he soon will be appointing Public Relations and Membership Chairpersons and would like nominations for those posts.

Mr. Levis discussed the need for a Partner in Preservation in the advertising and marketing business who would be interested in working for DHT on a pro bono basis. He and Mr. Maxwell suggested several firms which should be contacted. This proposal will be pursued.

A motion was made by Ms. Clark, seconded by Ms. Wood to have a plaque created to donate to the Orange Bowl commemorating it as a historic site and noting the DHT 10th Anniversary Celebration held there on December 3, 1982. The motion carried unanimously.

NEW BUSINESS

A motion was made by Mr. Blake, seconded by Mr. Maxwell, to endorse the Revolving Fund's proposal to become a Partner In Preservation with Multi-Vision Productions for the purpose of funding, housing and promoting a multi-media presentation on historic Miami. After discussion, a motion made by Mr. Clark, seconded by Mr. Gamble, to table the motion carried unanimously.

Mr. Slesnick has appointed Ms. Wood to act as DHT's liason to the Archaeological Society of Southern Florida.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Marty Stofik
Secretary